



NSP

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COBB COUNTY NEIGHBORHOOD STABILIZATION PROGRAM

Cindy Faler
Program Manager

www.BuyCobb.com



LENDER PRE-QUALIFICATION

The second step in the NSP Eligibility Process, after completing the initial Buyer Questionnaire, is to become pre-qualified for a mortgage.

Not all lending institutions will underwrite mortgages in conjunction with financial assistance programs; therefore, due to the financial assistance our program offers, we must ensure that a participant's lender approves our financial assistance documentation and acknowledges that they will be able to underwrite a mortgage in conjunction with our program. The below listed lending institutions have approved our program in the past:

America's Choice Home Loans

Contact: Denise Alcorn
254 N Broad St
Monroe, GA 30655
Office: 770-564-8801
Fax: 770-825-9138
<http://www.ACHLOnline.com>

Dimensions Mortgage, LLC

Contact: John or Iris Wood
1783 Washington Rd, Ste 100
East Point, GA 30344
Office: 404-768-8882
Fax: 404-768-8805
Toll-Free: 888-852-1968
<http://dimensions-mortgage.com>

Element Funding

Six Concourse Pkwy, Ste 1750
Atlanta, GA 30328
Office: 678-736-8500
Fax: 678-736-8490
<http://www.elementfunding.com>

Fifth Third Mortgage Company

Contact: Alana Walker
745 Chastaine Rd
Kennesaw, GA 30144
Office: 770.308.4544
Fax: 678.237.4361
<http://www.53.com>

Homestar Financial Corporation

Contact: Retunda Wilson
484 Jesse Jewell Pkwy
Gainesville, GA 30501
Office: 770-503-0380
Fax: 770-287-7634
<http://www.homestarfc.com>

Primary Residential Mortgage, Inc.

Contact: Diego Garcia
5755 North Point Pkwy, Ste 38
Alpharetta, GA 30022
Office: 678-672-3300
Fax: 678.233.1633
www.primaryresidentialmortgage.com

Real Estate Mortgage Network

Contact: Jackie Pratt
550 Eagles Landing Pkwy, Ste 210
Stockbridge, GA 30281
Office: 678-833-0440
Fax: 866-590-6536
<http://www.remn.com>

Vinings Mortgage

Contact: Sue Rice
1100 Circle 75 Pkwy, Ste 920
Atlanta, GA 30339
Office: 770-803-6400
Fax: 770-803-6480
<http://www.viningsmortgage.com>

Wells Fargo

Contact: Joie Hain
780 Johnson Ferry Rd., Ste 220
Atlanta, GA 30342
Office: 404.845.4602
Fax: 404.529.4704
<https://www.wellsfargo.com>

Wells Fargo

Contact: Tina Grady
333 North Point Ctr E, Ste 300B
Alpharetta, GA 30022
Office: 770.619.1401
Fax: 866.608.2408
<https://www.wellsfargo.com>

Here is a list of documents they will need from you to start the process:

- Last 2 years of W-2's and tax returns.
- 2 months of your most recent statement for any asset accounts you have, such as checking, savings, stocks, bonds and retirement. Please make sure to include all pages of the statement.
- Photocopy of your driver's license and social security card
- 1 month of paystubs

Once you have been pre-qualified for a mortgage, please submit a copy of your pre-qualification approval letter from your lender to the NSP office via email, fax or mail. Once the pre-qualification letter has been received, our office will contact you with directions on the next step in the eligibility process.

If you wish to work with a lending institution that does not appear above, please have your loan officer contact our office. Your lender's corporate underwriting department must review and approve our financial assistance documentation and submit our Lender Application in order for us to complete your eligibility process.



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"Helping workforce individuals and families realize the dream of homeownership"

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